

REAL ESTATE MARKET

NEWS AND COMMENT

Brokers Report Better Demand for Property, but Sales Market Lags.

ONLY SMALL PARCELS SOLD

Large Apartment Planned for Riverside Corner—Loft Makes Bronx Lease.

Encouraging reports were heard in several sections yesterday. Though not substantiated yesterday by consummated business, the trading of the next few days, it is expected, will bear out the statements of several brokers that business with them at least has been better during the last two weeks than at any time in the last year. One broker is known to have closed three deals of considerable size—one is the sale and the resale of an apartment house valued at close to \$300,000. The deal will probably be reported the end of the current week. This firm has made another sale which would have been reported several days ago but for negotiations for a resale which took shape in the last few days. Several tenement properties in the East Side are involved in a deal which though not closed is in such shape that nothing short of the death of a principal, according to the broker, is holding the sale, will prevent it from through.

This sudden improvement can't be accounted for by these brokers. It is not altogether fortune that drove buyers to them, nor do they think the holidays had anything to do with it, as business conditions good and will be for a while, judging from inquiries being received and the interest manifested by small investors. A five-story tenement in the Hudson River section was disposed of by the New York Trust Company, which had to take over the property last August in a foreclosure sale. A Columbia College leasehold dwelling passed into new hands.

BUSINESS PROPERTY LEASES.

Albert B. Ashton has leased for a term of years the seventh floor in 257 and 259 William street to the Speed Controller Company.

The Charles F. Noves Company has leased the entire building at 292 Pearl street to the Central Commercial Company, and in 71 Barclay street the store and basement to the Western Union Telegraph Company. Both leases are for a term of years.

Wright Barclay has leased in 461 to 484 fourth avenue, in conjunction with Farnham & Strauss, the third loft to Wolf Bros. in connection with Payson Mcl. Merrill, the ninth loft to A. W. Shaw Company, and in conjunction with W. S. Farman the sixth loft to the National Publishing Company. The same broker leased a loft in 147 West Twenty-fourth street to A. Weisman.

Henry Trexmann has leased a floor in 126 to 138 West Twenty-second street to the National Picture Manufacturing Company, and the store in 29 East Ninth street to the Manhattan Display Fixture Company.

John Voss has leased to Benjamin Winkowski, butcher, the store at the southeast corner of Vermilyea avenue and Academy street for ten years for a total rental of \$10,220.

Spear & Co. have rented the seventh floor in 55 Fifth avenue to Fondville & Van Iderstine, china and glassware firm; also lots 593 Broadway to Berg Bros. and Arthur Cohen, the store and base ment at 68-70 Wooster street to the United Corporation, Inc., company; the first floor in 55 Eighth Street to New York Novelty Pad Company. The fourth loft at 200 Green street to the Recent Hat Company; the first loft in 145-147 West Twenty-eighth street to S. Melkin & Co.; the eighth loft at 125-127 West Twenty-fourth street to A. Misch & Co.

MORE TERMINAL TENANTS.

The Bush Terminal Company has leased to the Suckley Bros. Company, a furniture concern of Grand Rapids, Mich., 10,000 square feet of space in Building 19 in South Brooklyn; to the Norwich Nickel and Brass Company 16,166 square feet in Model Bush Building 20, and to the Procter & Gamble Distributing Company 15,637 square feet in Model Bush Building 19.

A. W. POWELL AT WESTBURY.

Worthington Whitehouse, with William J. Roome & Co., has leased for a term of years to Alexander W. Powell, vice-president of the Powell Chocolate Mills, for J. R. Hill, a house at Westbury, L. I., situated on the south side of the Jericho Turnpike, opposite the country estate of John S. Phelps.

400 TO DIVIDE SMALL EQUITY.

At auction yesterday a dwelling at 41 West Sixteenth street, which is assessed by the city at \$36,000, brought \$20,000. The sale was not a success, a most interesting feature of the sale is that about 100 hours of the estate, represented by about forty-five law firms, are awaiting a division of the equity in the property. Joseph P. Day was the auctioneer.

BUYERS AT PARK HILL.

The American Real Estate Company has sold at Park Hill to Thomas B. Lawler a large plot adjoining his home, to which he will add extensive improvements, to Mrs. A. Hamburg the house recently constructed by the American Real Estate Company at 6 Rockland avenue. Mrs. Hamburg has also purchased the adjoining plot as a site for a garage.

RICHMOND HOMESTEAD SOLD.

Lewis T. Baxter of Nashville, Tenn., has sold through Cornelius G. Kolff to Mrs. Clara Sydney Taylor, a daughter of the late Bishop Potter, the historical La Tourette homestead on Richmond Hill, overlooking the village of Richmond, Staten Island. This is one of the last remaining old Huguenot homesteads on Staten Island. The property will be occupied by Mrs. Taylor as a private residence.

JUDGMENT AGAINST HOTEL CO.

Deficiency judgment for \$554,129.68 was filed yesterday with the County Clerk against the Hotel Rector Company, resulting from a foreclosure sale of the hotel property on Broadway at Forty-fourth street. The foreclosure action was brought by the Title Guarantee and Trust Company as trustee. The sale took place last Friday.

APARTMENTS FOR BROOKLYN.

Plans have been filed for two high class apartment houses, to cost \$65,000, and a site 60x100 on the north side of Kosciusko street, 150 feet east of Throop avenue. A. N. Bernstein is the owner and Shapman & Shapman the architects. The buildings will have facades designed in modern French style of architecture.

TRADE NOTES.

The firm or Ernst & Cahn has been dissolved, and Harry Cahn has formed a partnership with Julius J. Pittman, and will continue the business at 406 East 149th street under the name of Cahn & Pittman.

Albro & Lindenberg, dealers in some of the finer country homes in the city, have dissolved partnership. Louis Cahn and Paul Phillips have joined forces, and under the firm name of Albro & Phillips will be located at 2 West Forty-seventh street.

Henry E. Loney, formerly of the Lawyers Title Insurance and Trust Company, is now manager of the mortgage loan department of B. Osgood Peil & Co.

MANHATTAN IS THE ARCHITECT.

Plans were filed with the Brooklyn Building Bureau yesterday for a five-story brick extension to the Long Island College Hospital at the southwest corner of Henry and Pacific streets. The addition will cover a plot 66x129.8 feet, and will cost more than \$200,000. William Higginson of Manhattan is the architect.

WILL SELL VALUABLE LAND.

Fifth Interest in Part of Macy Store Plot Included in List.

Supreme Court Justice Guy yesterday appointed Maurice Deitcher referee on an application by Mrs. Elizabeth Bissell Towle of Sen. Francisco, as general guardian for her son, John Henry Towle, to sell his interest in three parcels of real estate. The largest parcel involved, which is located on the site of the site of the R. H. Macy & Co. store, and covers 1319 to 1321 Broadway, 111 West Thirty-fourth street, 112 to 125 West Thirty-fourth street, and 122 to 126 West Fifty-fifth street. The fifth interest in this property is to be sold for \$107,500.

Another parcel is 105 Broad street, valued at \$30,000, in which the fifth interest is to be sold for \$4,500, and the third parcel is a dwelling at 125 to 131 West Thirty-third street, valued at \$180,000, the interest to be sold for \$30,000. The other owners of the property are Gerard C. Hegeman, Katherine H. Lillbridge, Lucy M. Hegeman, Aletta Hegeman and Gerard C. Hegeman and H. Arthur Averigk as trustees. Mrs. Towle asked permission to sell because she lives in California and can't give personal attention to the property.

LOFT LEASES BRONX BUILDING.

Candy Man Takes Third Avenue Property for 20 Years.

George W. Loft, candy manufacturer, has leased through P. H. J. Daly from the estate of Andrew Davies, represented by Frank M. Hoy, the two story building at the junction of Third Avenue and 149th street. The house is for a term of twenty years at an aggregate rental of \$250,000. The building will be extensively altered and the store will be occupied by Mr. Loft, making the twelfth store operated by him. At present he has nine stores in Manhattan, one in Brooklyn and one in Newark.

CITY DWELLINGS RENTED.

H. C. Senior & Co. have leased the four story dwelling at 42 West Eighty-second street to Victor Hesse.

Wright Barclay has leased the four story dwelling at 231 East Thirty-first street to August Schmidt.

Pease & Elliman have leased for Mrs. Franklin M. Hoy the four story and basement house at 112 East Seventy-third street to Frederick Trask.

PEACEFUL HOME IN NEWARK.

Albert B. Ashton has leased for a term of years the seventh floor in 257 and 259 William street to the Speed Controller Company.

The Charles F. Noves Company has leased the entire building at 292 Pearl street to the Central Commercial Company, and in 71 Barclay street the store and basement to the Western Union Telegraph Company. Both leases are for a term of years.

Wright Barclay has leased in 461 to 484 fourth avenue, in conjunction with Farnham & Strauss, the third loft to Wolf Bros. in connection with Payson Mcl. Merrill, the ninth loft to A. W. Shaw Company, and in conjunction with W. S. Farman the sixth loft to the National Publishing Company. The same broker leased a loft in 147 West Twenty-fourth street to A. Weisman.

Henry Trexmann has leased a floor in 126 to 138 West Twenty-second street to the National Picture Manufacturing Company, and the store in 29 East Ninth street to the Manhattan Display Fixture Company.

John Voss has leased to Benjamin Winkowski, butcher, the store at the southeast corner of Vermilyea avenue and Academy street for ten years for a total rental of \$10,220.

Spear & Co. have rented the seventh floor in 55 Fifth avenue to Fondville & Van Iderstine, china and glassware firm;

also lots 593 Broadway to Berg Bros. and Arthur Cohen, the store and base ment at 68-70 Wooster street to the United Corporation, Inc., company;

the first floor in 55 Eighth Street to New York Novelty Pad Company. The fourth loft at 200 Green street to the Recent Hat Company;

the first loft in 145-147 West Twenty-eighth street to S. Melkin & Co.; the eighth loft at 125-127 West Twenty-fourth street to A. Misch & Co.

TRADE IN BROOKLYN.

The Rockmore Realty Company, Inc., Henry Rockmore president, has sold four two story family brick dwellings on Elbers lane, each on a lot 18x100 feet, to separate individuals. The house at 505 was bought by George J. Amun, 507 by Charles E. Kister, 509 by John Schaeffer and 511 by Washington J. Box.

Meruk & May have sold the three story flat at 286 Sterling place to a client of Henry Pieroni & Co.

Monte Jaramillo has sold 91 Second place, a three story dwelling on lot 19x133, to Hossack Bros., who gave in exchange a 10x10 acre farm at Morgansville, N. J.

The Westwood Realty Company has sold for W. A. A. Brown 296 Parkside avenue, a brick dwelling on lot 17x100, a client for occupancy.

RESULTS IN BROOKLYN.

The Bush Terminal Company has leased to the Suckley Bros. Company, a furniture concern of Grand Rapids, Mich., 10,000 square feet of space in Building 19 in South Brooklyn; to the Norwich Nickel and Brass Company 16,166 square feet in Model Bush Building 20, and to the Procter & Gamble Distributing Company 15,637 square feet in Model Bush Building 19.

A. W. POWELL AT WESTBURY.

Worthington Whitehouse, with William J. Roome & Co., has leased for a term of years to Alexander W. Powell, vice-president of the Powell Chocolate Mills, for J. R. Hill, a house at Westbury, L. I., situated on the south side of the Jericho Turnpike, opposite the country estate of John S. Phelps.

400 TO DIVIDE SMALL EQUITY.

At auction yesterday a dwelling at 41 West Sixteenth street, which is assessed by the city at \$36,000, brought \$20,000. The sale was not a success, a most interesting feature of the sale is that about 100 hours of the estate, represented by about forty-five law firms, are awaiting a division of the equity in the property. Joseph P. Day was the auctioneer.

BUYERS AT PARK HILL.

The American Real Estate Company has sold at Park Hill to Thomas B. Lawler a large plot adjoining his home, to which he will add extensive improvements, to Mrs. A. Hamburg the house recently constructed by the American Real Estate Company at 6 Rockland avenue. Mrs. Hamburg has also purchased the adjoining plot as a site for a garage.

RICHMOND HOMESTEAD SOLD.

Lewis T. Baxter of Nashville, Tenn., has sold through Cornelius G. Kolff to Mrs. Clara Sydney Taylor, a daughter of the late Bishop Potter, the historical La Tourette homestead on Richmond Hill, overlooking the village of Richmond, Staten Island. This is one of the last remaining old Huguenot homesteads on Staten Island. The property will be occupied by Mrs. Taylor as a private residence.

JUDGMENT AGAINST HOTEL CO.

Deficiency judgment for \$554,129.68 was filed yesterday with the County Clerk against the Hotel Rector Company, resulting from a foreclosure sale of the hotel property on Broadway at Forty-fourth street. The foreclosure action was brought by the Title Guarantee and Trust Company as trustee. The sale took place last Friday.

APARTMENTS FOR BROOKLYN.

Plans have been filed for two high class apartment houses, to cost \$65,000, and a site 60x100 on the north side of Kosciusko street, 150 feet east of Throop avenue. A. N. Bernstein is the owner and Shapman & Shapman the architects. The buildings will have facades designed in modern French style of architecture.

TRADE NOTES.

The firm or Ernst & Cahn has been dissolved, and Harry Cahn has formed a partnership with Julius J. Pittman, and will continue the business at 406 East 149th street under the name of Cahn & Pittman.

Albro & Lindenberg, dealers in some of the finer country homes in the city, have dissolved partnership. Louis Cahn and Paul Phillips have joined forces, and under the firm name of Albro & Phillips will be located at 2 West Forty-seventh street.

Henry E. Loney, formerly of the Lawyers Title Insurance and Trust Company, is now manager of the mortgage loan department of B. Osgood Peil & Co.

MANHATTAN IS THE ARCHITECT.

Plans were filed with the Brooklyn Building Bureau yesterday for a five-story brick extension to the Long Island College Hospital at the southwest corner of Henry and Pacific streets. The addition will cover a plot 66x129.8 feet, and will cost more than \$200,000. William Higginson of Manhattan is the architect.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of owner and attorney. When attorney's name is omitted addressee of record is shown.)

Downtown.

105TH ST., 4, n. 25x30—Theresa Mariano to Antonio Mariano, 42 Oak st., 104-106, all hrs. 100.

WHILETT ST., 4, n. 16x20—David Weinstein to Samuel Miller, 76 Allen st., 110-112, all hrs. 100.

WILSON ST., 4, n. 16x20—John N. Morgenstern to Jas. McEachern, Rockville Centre, L. I. mktg. \$12,500, Jan. 6, attys. 100.

11TH ST., 4, 25x20—T. G. Co., 100.